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**CITY OF COLUMBIA**  
**BOARD OF ZONING APPEALS AGENDA**

**December 10, 2019 – 10:00 AM**

**CITY COUNCIL CHAMBERS  
1737 MAIN STREET, 3<sup>RD</sup> FLOOR  
COLUMBIA, SOUTH CAROLINA**

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**CHUCK SALLEY • GENE L. DINKINS, JR. • MARCELLOUS PRIMUS  
• JOSH SPEED • JENNA STEPHENS • GEORGE SCHAFER • JOHN GREGORY**

**PRIOR TO ENTERING COUNCIL CHAMBERS, PLEASE TURN ALL ELECTRONIC DEVICES  
(CELL PHONES, PAGERS, ETC.) TO THE SILENT, VIBRATE, OR OFF POSITION.**

**I. CALL TO ORDER AND DETERMINATION OF QUORUM**

**II. CONSENT AGENDA**

**A. APPROVAL OF MINUTES**

1. Approve [November 12, 2019 Minutes](#)

**B. OLD BUSINESS**

**NONE**

**C. NEW BUSINESS**

2. [2019-0072-V](#) **1332 Rosewood Drive (TMS# 11208-02-12)** Variance to the maximum fence height requirement in front yard setback (William Peebles, Peebles Wing Shack) (C-3)
3. [2019-0073-V](#) **2807 Atlas Road (TMS# 13510-01-01)** Variance to the maximum sign display surface area (Bobbie Stephens, AAA Sign Co., Inc.) (C-3)
4. [2019-0074-SE](#) **2510 North Main Street (TMS# 09109-09-06)** Special exception to establish a print shop (Mr. Chris Fay, 2510 North Main Street, LLC) (MX-1, -NC)
5. [2019-0079-SE](#) **901 Spears Creek Court (TMS# 28802-02-03)** Special exception to establish a restaurant with a drive through (Brian T. Upton, P.E., The Isaacs Group, P.C.) (M-1, -FTJAX)
6. [2019-0080-SE](#) **508 Gadsden Street (TMS# 08914-09-01)** Special exception to expand a sorority house (John K. Powell, AIA, Seed Architecture, LLC) (MX-2, -ID)

**III. REGULAR AGENDA**

**A. OLD BUSINESS**

7. **2019-0069-SE Broad River Road and Lake Murray Boulevard (TMS# 05000-03-02)** Special exception to establish a gas/diesel service station and convenience store (Rob Wayne Jr., WSA Architecture, LLC) (C-1)

**B. NEW BUSINESS**

8. [2019-0075-SE](#) **1324 Richland Street (TMS# 09015-09-06)** Special exception to establish an outdoor public/private event space (Bruce Yeske, on behalf of Estate of Joseph Azar) (C-1, -DD, -DP)

9. [2019-0076-SE](#) **6800, 6790 & 6780 Garners Ferry Road (TMS# 16407-01-17)** Special exception to establish a liquor store (Bill LeVance, Garners Ferry Beverage, LLC) (C-3)
10. [2019-0077-V](#) **5108 Kilbourne Road (TMS# 13815-05-02)** Variance to the front yard setback requirement to allow a covered porch (Julia D. Bradham) (RS-2, -FTJAX)
11. [2019-0078-SE](#) **1401, 1405, 1411, 1413 Assembly Street & 1011, 1015, 1017, 1019 Washington Street (TMS# 09013-03-06, -07, -08, -09, -10, -11, -12 & -13)** Special exception to exceed the maximum density per acre for a student dormitory (Chris McKee, CRG Acquisitions, LLC) (C-4, -DD)
12. [2019-0081-V](#) **1924 Blossom Street (TMS# 11308-11-05)** Variance to the height requirement for a freestanding sign within the MX-1 district (Kelly Hynes Morris) (MX-1, -5PL)
13. [2019-0082-V](#) **401 Heyward Street, N/S Heyward Street, 501 Heyward Street & N/S Heyward Street (TMS# 08816-12-13, 08816-12-14, 08816-13-14 & 08816-13-15)** Variance to the buffer transition yard requirement (Andrew Rogerson, Garvin Design Group) (RD-2, -DP)
14. [2019-0083-V](#) **501 Heyward Street & N/S Heyward Street (TMS# 08816-13-14 & 08816-13-15)** Variance to the off-street parking requirement for a residential use (Andrew Rogerson, Garvin Design Group) (RD-2, -DP)

#### **IV. OTHER BUSINESS**

Approval of [2020 meeting calendar](#)

#### **V. ADJOURNMENT**

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### **CONSENT AGENDA**

The Board of Zoning Appeals uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Board or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Board then approves the remaining consent agenda items. If an item is removed from the consent agenda, that item will be heard after old business on the regular agenda.

### **MEETING FORMAT**

Applicants with requests before the Board of Zoning Appeals are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the Board of Zoning Appeals or staff regarding requests. Zoning staff may make a 10-minute presentation.

Any member of the general public may address the Board in intervals of 3 minutes; or 5 minutes if by a spokesperson for an established body or for a group of three or more. The applicant will then have 5 minutes for rebuttal.

The Board reserves the right to amend these procedures on a case-by-case basis.

### **ORDERS OF THE BOARD**

In accordance with S.C. Code §6-29-800 and §17-113(b) of the City of Columbia Zoning Ordinance all final decisions and orders of the board shall be in writing and permanently filed in the office of the board as a public record. All findings of fact and conclusions of law shall be separately stated in final decisions or orders of the board which must be delivered by certified mail to parties of interest. Generally, final decisions of the board are mailed to the applicant and parties of interest prior to the following board meeting.

### **MEETING ACCOMODATIONS - PUBLIC MEETING STATEMENT**

It is the policy of the City of Columbia that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (803) 545-3009 or e-mail [Gardner.Johnson@columbiasc.gov](mailto:Gardner.Johnson@columbiasc.gov) as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation

[www.columbiasc.gov/planning-development](http://www.columbiasc.gov/planning-development)